

Preliminary land Use Service (PLUS)**Delaware State Planning Coordination**

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000/
www.dnrec.state.de.us/DNREcis/
datamil.udel.edu/
www.state.de.us/deptagri/

1. Project Title/Name: **Blue Hen Corporate Center Apartment Complex**
2. Location (please be specific): **Dover, DE. East of Blue Hen Corporate Center located on Bay Road**
3. Parcel Identification #: **2-05-07700-01-0100**
4. County or Local Jurisdiction Name: **City of Dover**
5. Owner's Name: **Blue Hen APT, LLC**
 Address: **234 North James Street**
 City: **Newport** State: **DE** Zip: **19804**
 Phone: **302-999-0708** Fax: **302-999-1634** Email: **afinerosky@pettinaro.com**
6. Applicant's Name: **Blue Hen APT, LLC**
 Address: **234 North James Street**
 City: **Newport** State: **DE** Zip: **19804**
 Phone: **302-999-0708** Fax: **302-999-1634** Email: **afinerosky@pettinaro.com**
7. Project Designer/Engineer: **Becker Morgan Group, Inc., c/o Christopher Duke**
 Address: **309 South Governors Avenue**
 City: **Dover** State: **DE** Zip: **19904**
 Phone: **302-734-7950** Fax: **302-734-7965** Email: **cduke@beckermorgan.com**
8. Please Designate a Contact Person, including phone number, for this Project: **Christopher Duke, 302-734-7950**

Information Regarding Site:

9. Type of Review: <input type="checkbox"/> Rezoning <input type="checkbox"/> Comp. Plan Amendment (Kent County Only) <input checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision	
10. Brief Explanation of Project being reviewed: Garden Style Apartment Complex in a Medium Density Residential Zone. 162 total units with community swimming pool and clubhouse.	
11. Area of Project(Acres +/-): 20.66 Acres +/-	
12. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input checked="" type="checkbox"/> Investment Level 1 <input type="checkbox"/> Investment Level 2 <input type="checkbox"/> Investment Level 3 <input type="checkbox"/> Investment Level 4 <input type="checkbox"/> Environmentally Sensitive Developing (Sussex Only)	
13. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications. Yes. Project was subject to PLUS review for a Comprehensive Plan Amendment which facilitated a change in the property's zoning designation from SC-3 to RM-2. Was read at the January 31, 2007 PLUS meeting.	
14. Present Zoning: RM-2 / City of Dover	15. Proposed Zoning: n/a
16. Present Use: Vacant Lot	17. Proposed Use: Medium Density Residential
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: n/a	
19. Comprehensive Plan recommendation: Medium Density Residential (Amended at 4-23-2007 City of Dover City Council Hearing) If in the County, which area, according to their comprehensive plan, is the project located in: <div style="display: flex; justify-content: space-between;"> <div> New Castle <input type="checkbox"/> Suburban <input type="checkbox"/> Suburban reserve <input type="checkbox"/> Other <input type="checkbox"/> </div> <div> Kent <input type="checkbox"/> Inside growth zone <input type="checkbox"/> Outside growth zone <input type="checkbox"/> </div> <div> Sussex <input type="checkbox"/> Town Center <input type="checkbox"/> Developing <input type="checkbox"/> Environ. Sensitive Dev. District <input type="checkbox"/> </div> <div> Low Density <input type="checkbox"/> </div> </div>	
20. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: City of Dover Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No What is the estimated water demand for this project? 40,000 GPD How will this demand be met? Via connection to existing City of Dover water distribution system.	
21. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: City of Dover	
22. If a site plan please indicate gross floor area: 75,497 G.F.A. (Includes 162 apartment units and community clubhouse)	
23. If a subdivision: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
24. If residential, indicated the number of number of Lots/units: 162 Gross Density of Project: 7.84 units/acre Net Density 7.84 units/acre Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..	

25. If residential, please indicate the following:

Number of renter-occupied units: **162**

Number of owner-occupied units: **0**

Target Population (check all that apply):

Renter-occupied units

☒ Family

☐ Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

☐ First-time homebuyer – if checked, how many units

☐ Move-up buyer – if checked, how many units

☐ Second home buyer – if checked, how many units

☐ Active Adult (Check only if entire project is restricted to persons over 55)

26. Present Use: % of Impervious Surfaces: **1%**

Square Feet: **13,877 +/-**

Proposed Use: % of Impervious Surfaces: **34%**

Square Feet: **307,969 +/-**

27. What are the environmental impacts this project will have? **Minimal**

How much forest land is presently on-site? **0 acres** How much forest land will be removed? **0 acres**

Are there known rare, threatened, or endangered species on-site? ☐ Yes ☒ No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? ☐ Yes ☒ No

Recharge potential maps are available at

Kent County

<http://www.udel.edu/dqs/Publications/pubsonline/hydromap11.pdf>

Sussex County

<http://www.udel.edu/dqs/Publications/pubsonline/hydromap12.pdf>

New Castle County has a map viewer that shows the Wellhead protection areas and excellent recharge areas under Natural Features – Water Resources.

<http://dmz-arcims02.co.new-castle.de.us/website/nccparcelmap2/viewer.htm>

Does it have the potential to impact a sourcewater protection area? ☒ Yes ☐ No

28. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? ☐ Yes ☒ No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? ☐ Yes ☒ No If "Yes," please include this information on the site map.

29. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☐ Yes ☒ No

Are the wetlands: ☐ Tidal Acres

☐ Non-tidal Acres

If "Yes", have the wetlands been delineated? ☐ Yes ☐ No

Has the Army Corp of Engineers signed off on the delineation? ☐ Yes ☐ No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☐ Yes ☐ No If "Yes", describe the impacts:

Will there be ground disturbance within 100 feet of wetlands ☐ Yes ☒ No

30. Are there streams, lakes, or other natural water bodies on the site? ☐ Yes ☒ No

If the water body is a stream, is it: ☐ Perennial (permanent) ☐ Intermittent ☐ Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? ☐ Yes ☐ No

Will there be ground disturbance within 100 feet of the water bodies ☐ Yes ☒ No If "Yes", please describe :

31. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?

☐ Yes ☒ No

If yes, please list name:

32. List the proposed method(s) of stormwater management for the site: **Wet Pond with associated conveyance and storage facilities.**

Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): **Existing Storm Drain System**

Will development of the proposed site create or worsen flooding upstream or downstream of the site? ☐ Yes ☒ No

33. Is open space proposed? ☒ Yes ☐ No If "Yes," how much? **13.69 +/- Acres 596,528 +/- Square Feet**

Open space proposed (not including stormwater management ponds and waste water disposal areas) **12.10 / 526,905 +/- acres/Sq ft.**

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? **Active and passive recreation and stormwater management facilities**

Where is the open space located? **Community Pool Area centralized on the site, back and side yards around apartment buildings, open areas on perimeter of site.**

Are you considering dedicating any land for community use (e.g., police, fire, school)? ☐ Yes ☒ No

34. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? ☐ Yes ☒ No If "Yes," what are they?

35. Is any developer funding for infrastructure improvement anticipated? ☒ Yes ☐ No If "Yes," what are they? **Necessary improvements relating to water, sewer, storm drain, and roadway connections.**

36. Are any environmental mitigation measures included or anticipated with this project? ☐ Yes ☒ No

Acres on-site that will be permanently protected

Acres on-site that will be restored

Acres of required wetland mitigation

Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed **Swales, slope protection, slope stabilization, rip rap, inlet protection, silt fence.**

Buffers from wetlands, streams, lakes, and other natural water bodies **n/a**

37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? ☐ Yes ☒ No

38. Will this project generate additional traffic? ☒ Yes ☐ No

How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season **1,089 trips**

What percentage of those trips will be trucks, excluding vans and pick-up trucks? **Minimal (Residential Community)**

39. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. **1.) S. Little Creek Rd. (2 lanes, 12' lane width, 10' shoulder width on both sides of road). 2. Bay Road (via Blue Hen Blvd, 4 lanes, 12' lane width, 10' shoulder width on both sides of road).**

40. Will the street rights of way be public, private, or town? **Internal roads will be privately owned, but an access road from Blue Hen Blvd will be dedicated to the City of Dover.**

41. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? ☐ Yes ☒ No

42. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. **1.) Schoolview Subdivision via Crawford Ave. Applicant does not desire a connection with Schoolview, based on strong opposition from the Schoolview residents during the rezoning process. 2.) A connection is proposed with the Blue Hen Corporate Center Parking Lot.**

43. Are there existing or proposed sidewalks? ☒ Yes ☐ No; bike paths ☐ Yes ☒ No

Is there an opportunity to connect to a larger bike/pedestrian network? ☒ Yes ☐ No

44. Is this site in the vicinity of any known historic/cultural resources or sites? ☐ Yes ☒ No

Has this site been evaluated for historic and/or cultural resources? ☐ Yes ☒ No

Will this project affect, physically or visually, any historic or cultural resources? ☐ Yes ☒ No

If "Yes," please indicate what will be affected (Check all that apply)

- ☐ Buildings/Structures (house, barn, bridge, etc.)
- ☐ Sites (archaeological)
- ☐ Cemetery

Would you be open to a site evaluation by the State Historic Preservation Office? ☒ Yes ☐ No

42. Are any federal permits, licensing, or funding anticipated? ☐ Yes ☒ No

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?

☐ Yes ☒ No If yes, please List them:

45. Please make note of the time-line for this project: **1-2 years.**

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.



Signature of property owner

8-24-07

Date

Signature of Person completing form
(If different than property owner)

Date

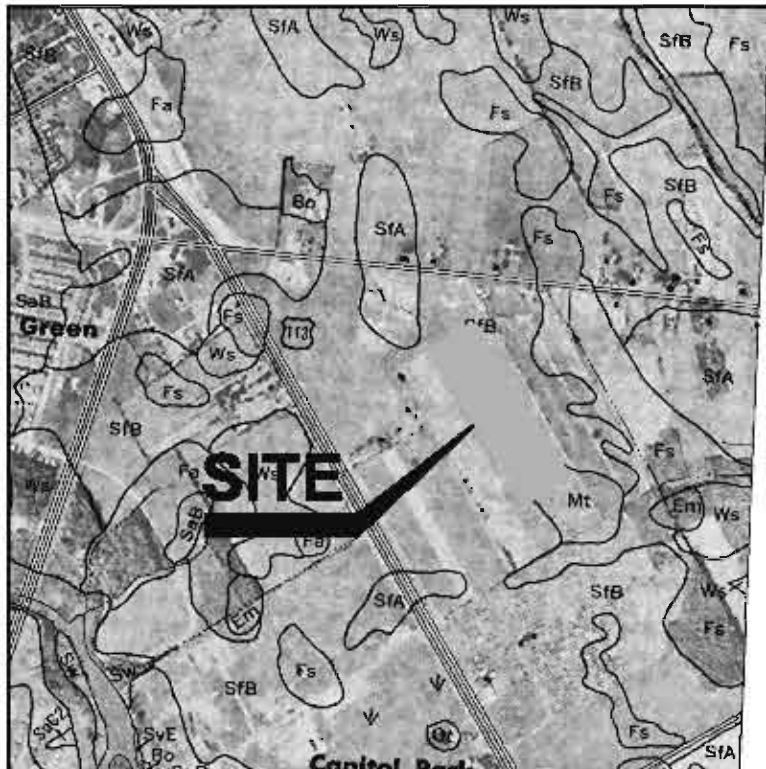
Signed application must be received before application is scheduled for PLUS review.

This form should be returned to the Office of State Planning **electronically** at Dorothy.morris@state.de.us **along with an electronic copy of any site plans and development plans for this site**. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. If electronic copy of the plan is not available, contact Dorothy at (302) 739-3090 for further instructions. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. **Please be sure to note the contact person** so we may schedule your request in a timely manner.

BLUE HEN APARTMENT COMPLEX

SURVEY LEGEND		
ITEM	EXISTING	PROPOSED
UNMARKED POINT	○	○
CONCRETE MONUMENT	□ FCM	■ BCM
IRON PIPE	⊙ FIP	⊙ SIP
IRON PIPE W/ CAP	⊙ FIP	⊙ SIP
IRON ROD	⊙ FIR	⊙ SFR
IRON ROD W/ CAP	⊙ FIR	⊙ SFR
DRILL HOLE	⊙ FDH	⊙ SDH
STONE	⊙ FSTONE	⊙ SSTONE
PICK NAIL	⊙ FPK	⊙ SPK

LEGEND					
ITEM	EXISTING	PROPOSED	ITEM	EXISTING	PROPOSED
CONCRETE CURB & GUTTER			SANITARY GRAVITY SEWER LINE, SIZE & FLOW DIRECTION	→ EX. 10" S	→ 12" S
CONCRETE SIDEWALK, GRASS / PAVING			SANITARY SEWER FORCE MAIN, SIZE & FLOW DIRECTION	→ EX. 10" F.M.	→ 12" F.M.
IMPERVIOUS SURFACED ROAD, DRIVE OR LOT			SANITARY SEWER MANHOLE (S.D.M.H.)	○	○
INDIVIDUAL TREE OR BUSH	EVERGREEN DECIDUOUS	N/A	SANITARY SEWER CLEANOUT	○	○
WIDE FENCE			WATER MAIN & SIZE	EX. 10" W	12" W
CHAIN LINK FENCE			IRRIE HYDRANT	⊙ F.H.	⊙ F.H.
STOCKADE FENCE			WATER VALVE (M.V.) OR METER (M.M.)	W.M. W.V.	W.M. W.V.
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)			STORM DRAIN MANHOLE (S.D.M.H.)	○	○
DRAINAGE DITCH OR SWALE			STORM DRAIN LINE (S.D.P. OR RCP)	→	→
EMBANKMENT (SLOPELAPER DOWN)			CATCH BASIN	○	○
CONTOUR	45.00	25.00 T.O. 25.00 B.O.	UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE OR ELECTRIC OR BOTH)	U.E.	U.E.
ELEVATION SPOT SHOT	45.00	25.00	UNDERGROUND ELECTRIC	U.E.	U.E.
BENCHMARK			UNDERGROUND GAS MAIN	EX. 2" G	2" G
PROPERTY OR RIGHT-OF-WAY LINE			PAVEMENT TO BE REMOVED	N/A	
CENTERLINE					
LIGHT POLE	☆	☆			
CONSTRUCTION NOTE	N/A				



SOIL MAP TAKEN FROM "SOIL SURVEY, KENT COUNTY DELAWARE", MAP NO. 18
SIB: SASAFRAS LOAM, 2 TO 6 PERCENT SLOPES
SIA: SASAFRAS LOAM, 0 TO 2 PERCENT SLOPES

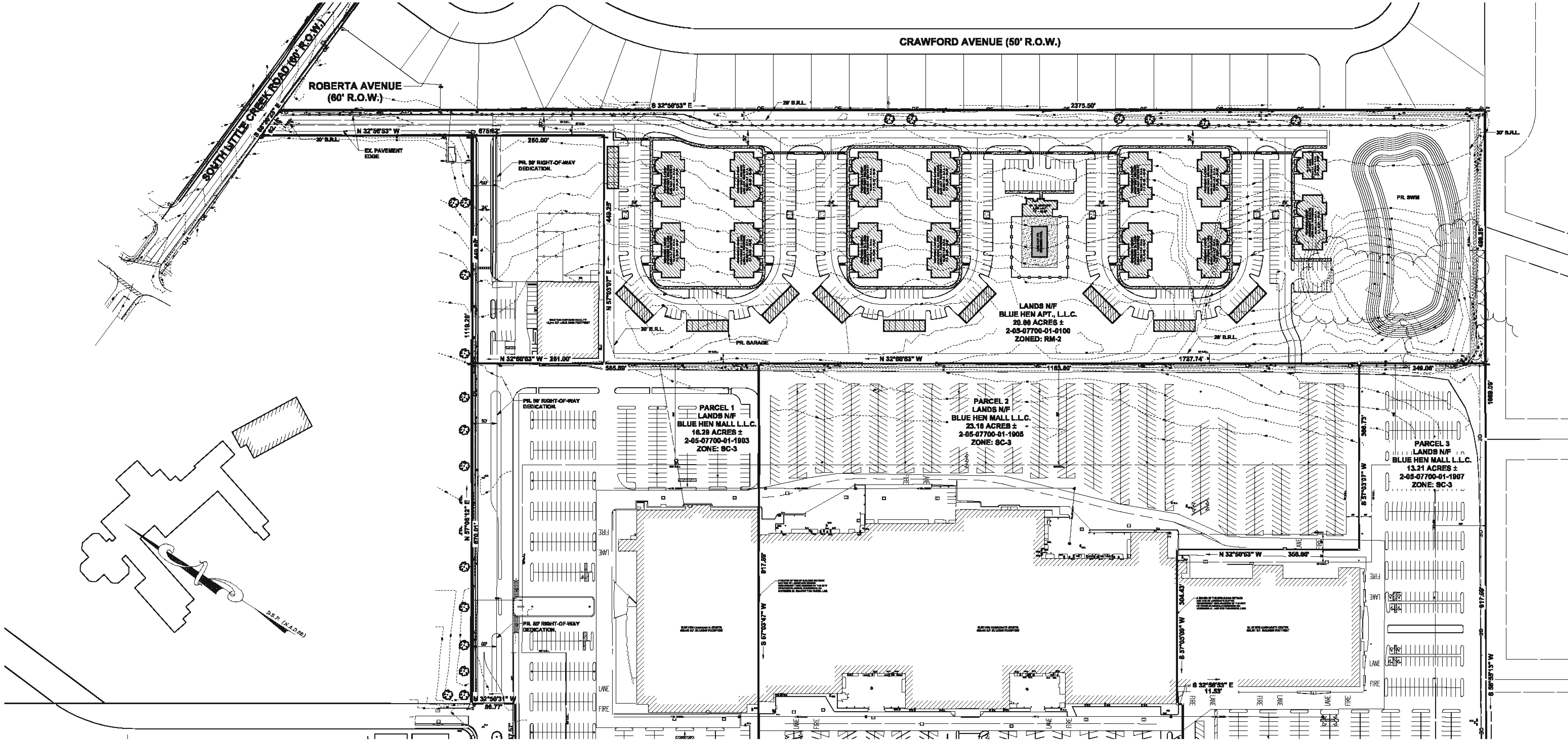


ADD THE MAP PEOPLE | PERMITTED USE NUMBER 20408118



ADD THE MAP PEOPLE | PERMITTED USE NUMBER 20408118

SITE DATA	
1. OWNER OF RECORD:	BLUE HEN APT. L.L.C. 234 NORTH JAMES STREET NEWPORT, DE 19804 302-888-0700
2. ENGINEER / SURVEYOR:	BECKER MORGAN GROUP INC. 308 SOUTH GOVERNORS AVENUE DOVER, DELAWARE 19904 302-734-7950
3. PROPERTY ADDRESS:	SOUTH LITTLE CREEK ROAD DOVER, DELAWARE 19901 2-05-07700-01-0100
4. PROPERTY MAP NUMBER:	D-3580-0115
5. DEED SUMMARY:	BOOK 35 PAGE 78
6. PLAT REFERENCES:	RM-2 (MEDIUM DENSITY RESIDENCE) / CITY OF DOVER
7. ZONING CLASSIFICATION:	VACANT LOT
8. EXISTING USE:	MEDIUM DENSITY RESIDENTIAL HOUSING / GARDEN APARTMENTS
9. PROPOSED USE:	RM-2 - GARDEN APARTMENT DWELLINGS
10. TOTAL ACRES OF SITE:	20.86 ACRES ± (888,950 S.F. ±)
11. BUILDING SETBACKS:	FRONT YARD: 30 FT. MINIMUM SIDE YARD: 20 FT. MINIMUM, 40 FT. TOTAL REAR YARD: 30 FT. MINIMUM
12. BUILDING HEIGHT:	PERMITTED: THREE (3) STORIES OR 35 FT. PROPOSED: THREE (3) STORIES, 31' ±
13. LOT COVERAGE:	PERMITTED: 60% (12.40 ACRES) PROPOSED: 54% (7.07 ACRES)
14. PROPOSED BUILDING DATA:	162 DWELLING UNITS G.F.A. = 73,278 S.F. ± TOTAL G.F.A. = 76,487 S.F. ±
15. PARKING DATA (APARTMENTS):	REQUIRED: 234 SPACES (160 D.U. * 2 SPACES / D.U. = 324) PROPOSED: 417 SPACES (TO INCLUDE 14 ACCESSIBLE SPACES)
16. PARKING DATA (CLUBHOUSE):	REQUIRED: 12 SPACES (2,219 S.F. * 1 SPACE / 200 S.F. = 11.10) PROPOSED: 25 SPACES (TO INCLUDE 2 ACCESSIBLE SPACES)
17. LANDSCAPE DATA:	REQUIRED: 1 TREE / 3,000 S.F. OF SITE AREA PROPOSED: 300 TREES (888,950 S.F. * 1 TREE / 3,000 S.F. = 300)
18. TRASH COLLECTION:	REQUIRED: SEVEN (7) 12' x 12' PADS WITH 8' ENCLOSURE HEIGHT. PROVIDED: SEVEN (7) 12' x 12' PADS WITH 8' ENCLOSURE HEIGHT.
19. SIGNAGE:	CITY OF DOVER, SIDE LOAD COLLECTION SERVICE
20. LIGHTING:	FUTURE PERMIT SUBMISSION LIGHTING SHALL BE 1.5 FOOTCANDLES (MINIMUM) AT GRADE
21. RECREATION AREAS:	REQUIRED: 0.50 ACRES PROVIDED: 0.50 ACRES (278 S.F. / D.U. * 162 D.U. = 44,550 S.F. = 1.02 ACRES ± OR 0.50 ACRES, WHICHEVER IS GREATER).
22. SOURCE OF WATER:	PROVIDED: CITY OF DOVER
23. SOURCE OF SEWER:	CITY OF DOVER
24. SOURCE OF GAS:	UNKNOWN
25. SOURCE OF ELECTRIC:	CITY OF DOVER
26. MONUMENTATION:	EXISTING: 15 FOUND PROPOSED: 0 SET
27. SURVEY DATUM:	DELAWARE STATE PLAN (N.A.D.83)



BECKER
MORGAN
GROUP

ARCHITECTURE
ENGINEERING

Dover

309 S. Governors Ave.
Dover, DE 19904
Ph. 302.734.7950
Fax 302.734.7965

Salesbury

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Salesbury, MD 21801
Ph. 410.546.9100
Fax 410.546.5824

Wilmington

307 A Street
Wilmington, DE 19801
Ph. 302.888.2600
Fax 302.888.2427

www.beckermorgan.com

PROJECT TITLE

BLUE HEN
APT. COMPLEX

SOUTH LITTLE CREEK ROAD
CITY OF DOVER
KENT COUNTY, DELAWARE

SHEET TITLE

PLUS SUBMISSION

0 40 80 160

SCALE : 1" = 80'

ISSUE BLOCK

MARK DATE DESCRIPTION

PROJECT NO.: 2008182.02

DATE: 8-29-2007

SCALE: 1" = 100'

DRAWN BY: C.D.D. PROJ. MGR: G.V.M.

SHEET

C001

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
Preliminary Land Use Service (PLUS)

Blue Hen Apartment Complex

2007-09-10

-  Project Area
-  Municipalities
-  Purchased Dev. Rights
-  Ag District
-  Public Owned/Protected
-  Forestry Easements
-  Delaware State Forests
-  Working Forests
-  Highest Value Agriculture

Strategies

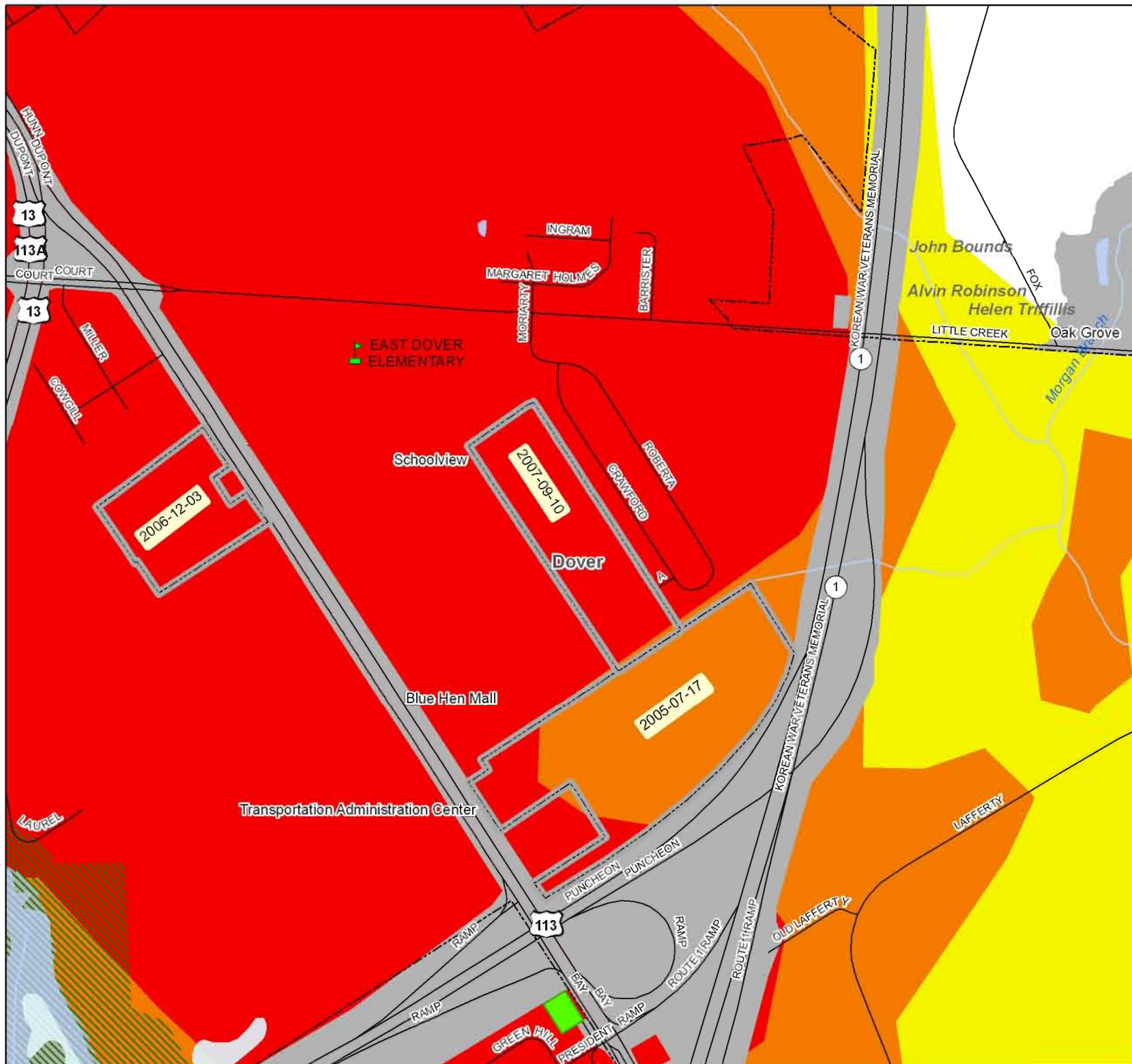
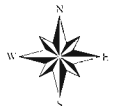
-  Level 1
-  Level 2
-  Level 3
-  Level 4
-  Nat. Res. & Rec. Priorities
-  Out of Play
-  Area of Dispute
-  Area of Study
-  Env. Sens. Dev. (Sussex)

Feet
0 125 250 500

1:10,000



Produced by the Delaware Office of
State Planning Coordination.
www.state.de.us/planning



Preliminary Land Use Service (PLUS)

Blue Hen Apartment Complex

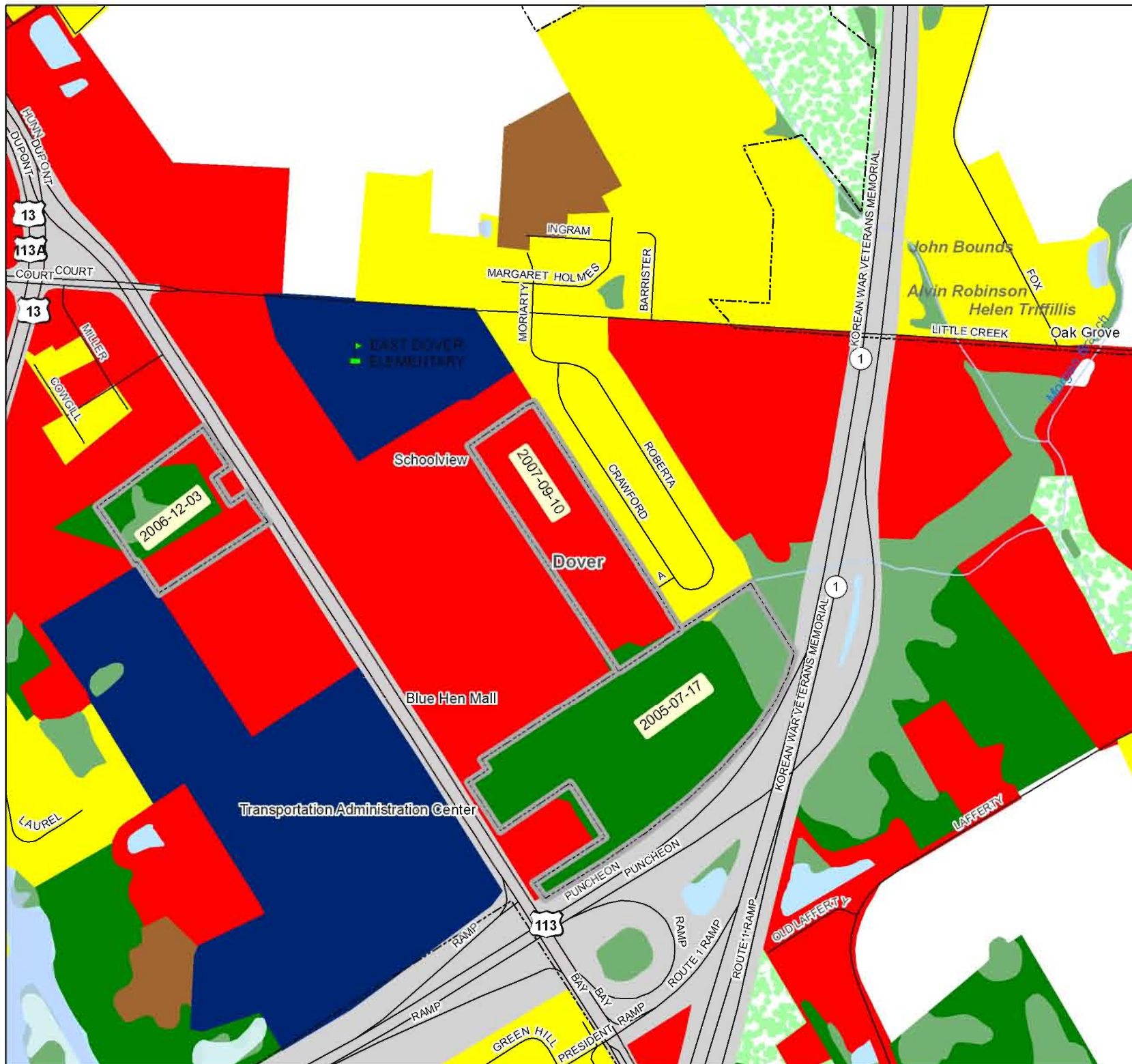
2007-09-10

-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition

Feet
0 125 250 500
1:10,000



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**Preliminary Land
Use Service (PLUS)**
Blue Hen Apartment Complex
2007-09-10



Feet
0 35 70 140
1:2,660



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